



**Board of Zoning Appeals**

Chairwoman  
**Catherine M. Doyle**

Vice Chairman  
**Henry Szymanski**

Members  
**Martin E. Kohler**  
**Jose L. Dominguez, Jr.**  
**Jewel Currie**

Alternates  
**Karen D. Dardy**

Secretary  
**Lindsey St. Arnold Bell**

**AGENDA**

**September 11, 2014**

**PLEASE TAKE NOTICE THAT** a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 11, 2014**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

**4:00 p.m. Administrative Consent Agenda**

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	12th	33281 Special Use/ Dimensional Variance <i>Dismissal</i>	Pieper Properties, Property Owner  Request to occupy the premises as a principal use parking lot that does not meet the minimum required landscaping	300 W. Florida St.
2	1st	33264 Dimensional Variance <i>Dismissal</i>	Frankie Grisson, Lessee  Request to allow a wall sign that exceeds the maximum allowed area (required 64 sq.ft. / proposed 133.2 sq.ft.) at the Board-approved day care center	4502 N. Teutonia Av.



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<p align="center"><b><u>4:00 p.m. Administrative Consent Agenda (Continued)</u></b>  <u>Items scheduled for approval on the Administrative Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u></p>				
3	11th	33387 Extension of Time	Jackson Park Congregation of Jehovah's Witnesses, Property Owner  Request for an extension of time to comply with the conditions of case #32674	3420 W. Forest Home Av.
4	6th	33354 Extension of Time	Kulwant Dhillon, Property Owner  Request for an extension of time to comply with the conditions of case #32279	3474 N. Holton St.
<p align="center"><b><u>4:00 p.m. - Consent Agenda</u></b>  <u>Items Scheduled for approval on the Consent Agenda</u>  <u>No oral testimony will be taken on these items.</u>  <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i>  <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i></p>				
5	8th	33343 Special Use	Bridgeman Foods II, Inc., Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility	2310 S. 43rd St.
6	9th	33305 Special Use	Balvir Singh, Property Owner  Request to continue occupying the premises as a motor vehicle filling station	6330 W. Silver Spring Dr.
7	9th	33319 Dimensional Variance	Roundy's Supermarkets, Inc., Lessee  Request to continue to allow a wall sign that exceeds the maximum allowed area (allowed 150 sq.ft. / proposed 230 sq.ft.)	8120 W. Brown Deer Rd.

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<b><u>4:00 p.m. - Consent Agenda (Continued)</u></b>				
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8	9th	33328 Special Use	Eisenhower Center, Inc., Property Owner  Request to occupy the premises as a social service facility	4425 W. Woolworth Av.
9	11th	33329 Special Use	Deborah Jooyandeh, Lessee  Request to occupy the premises as a second-hand sales facility	6726 W. Morgan Av.
10	12th	33265 Special Use	Torrijos LLC, Property Owner  Request to continue occupying the premises as an accessory use parking lot (this is a new operator)	1324 S. 7th St.
11	12th	33290 Special Use/ Dimensional Variance	Iglesia Bautista Nueva Vida en Cristo, Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of parking spaces (this is a new operator)	1738 S. 11th St.
12	12th	33310 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad, Property Owner  Request to continue occupying the premises as a religious assembly hall	1570 W. Greenfield Av.
13	12th	33311 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad, Property Owner  Request to continue occupying the premises as a religious assembly hall	1316 S. Cesar E Chavez Dr.

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14	12th	33373 Special Use	Springfield College, Lessee	700 W. Virginia St.
			Request to occupy a portion of the premises as a college	
15	12th	33312 Special Use	Iglesia Del Dios Vivo Columna y Apoyo de la Verdad, Property Owner	1310 S. Cesar E Chavez Dr.
			Request to continue occupying the premises as a religious assembly hall	
16	12th	33326 Special Use	Byron Gudiel, Prospective Buyer	1629 S. 10th St.
			Request to construct an addition and to occupy the premises as a tavern	
17	12th	33334 Special Use	IMPACT Alcohol & Other Drug Abuse Services, Inc., Lessee	611 W. National Av.
			Request to occupy a portion of the premises as a social service facility	
18	12th	33350 Special Use	United Community Center, Lessee	828 S. 9th St.
			Request to continue occupying the premises as a principal use parking lot	
19	12th	33367 Special Use	Fadi Hussein, Lessee	1239 S. 12th St.
			Request to continue occupying the premises as a general retail establishment (this is a new operator)	

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20	12th	33368 Special Use/ Dimensional Variance	Iglesia de Dios Pentecostal, Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 10 / proposed 5)	1574 W. Becher St.
21	13th	33262 Special Use	MCHC, Lessee  Request to occupy a portion of the premises as a community center and an adult day care center	801 W. Layton Av.
22	13th	33313 Special Use	Crescent Learning Center, LLC, Lessee  Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 6:00 a.m. - 11:00 p.m. for the Board approved day care center operating Monday - Friday for 94 children per shift infant - 12 years of age (this is a new operator)	801 W. Layton Av.
23	13th	33365 Dimensional Variance	Ryan Thacker, Property Owner  Request to construct a deck that does not meet the minimum required side street setback (required 4.2 ft. / proposed 0 ft.)	403 E. Plainfield Av.
24	13th	33374 Special Use	G.S.S. Corporation, Property Owner  Request to continue occupying the premises as a motor vehicle sales and repair facility	5575 S. 27th St.

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25	15th	33291 Special Use	Paris Crossley, Property Owner  Request to continue occupying the premises as a personal service facility	2776 N. 17th St.
26	15th	33309 Special Use	Sojourner Family Peace Center, Lessee  Request to continue occupying the premises as a social service facility	3732 W. Wisconsin Av.
27	15th	33321 Dimensional Variance	Rebecca Fitch, Property Owner  Request to allow a fence that does not meet the minimum required setback	2804 N. Grant Bl.
28	15th	33376 Special Use	Apple Tree Educational Services, LLC, Lessee  Request to continue occupying the premises as a day care center for 30 children per shift infant - 13 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	1726 W. Lloyd St.
29	1st	33314 Special Use	AFV LLC, Lessee  Request to occupy the premises as a day care center for 82 children per shift infant - 12 years of age, operating Monday - Sunday 6:00 a.m. - 10:00 p.m	3727 W. Villard Av.
30	1st	33297 Special Use	New Greater Love Baptist Church, Lessee  Request to continue occupying the premises as a religious assembly hall	6063 N. Teutonia Av.

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31	1st	33371 Special Use	Macedonia Baptist Church, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	7265 N. Teutonia Av.
32	2nd	33298 Special Use	Tiffany Brown, Property Owner  Request to continue occupying the premises as a group home for 5 occupants	6301 W. Congress St.
33	2nd	33303 Special Use	North Side Petroleum, Inc., Property Owner  Request to continue occupying the premises as a motor vehicle filling station	6028 W. Fond Du Lac Av.
34	2nd	33317 Special Use	Learning Through Technology Childcare Academy, Lessee  Request to increase the number of children from 205 to 222 for the Board approved 24 hour day care center operating Monday - Friday for children infant - 12 years of age	7625 W. Fond Du Lac Av.
35	2nd	33344 Special Use	Martha Brock, Lessee  Request to continue occupying the premises as a social service facility	4234 B N. 76th St.
36	2nd	33366 Special Use	Milwaukee Tire and Battery LLC, Lessee  Request to continue occupying the premises as a motor vehicle repair facility	6046 W. Fond Du Lac Av.

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37	2nd	33369 Special Use	Milton Pointer, Property Owner  Request to continue occupying the premises as an outdoor storage facility (used in conjunction with the nonconforming motor vehicle repair facility)	6333 W. Fond Du Lac Av.
38	3rd	33300 Special Use	Dirty Dogs LLC, Property Owner  Request to continue occupying the premises as a principal use parking lot	3009 N. Humboldt Bl.
39	3rd	33352 Special Use	New Life Counseling and Family Social Service Lessee  Request to occupy a portion of the premises as a health clinic	1442 N. Farwell Av.
40	3rd	33346 Dimensional Variance	Scott McBride, Property Owner  Request to raze the existing garage and construct a new garage that does not meet the minimum required alley setback or side setback and exceeds the maximum allowed sidewall height	2512 E. Linnwood Av.
41	3rd	33361 Special Use	Susanna Trammell, Property Owner  Request to occupy the premises as a second-hand sales facility	915 E. Wright St.
42	4th	33347 Use Variance	Tripoli Temple, Lessee  Request to continue occupying the premises as an assembly hall	3000 W. Wisconsin Av.



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43	4th	33348 Special Use	Ebenezer Child Care and Training Center, Inc., Property Owner  Request to continue occupying the premises as a day care center for 120 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m	340 W. St Paul Av.
44	4th	33353 Special Use	Thanks A-Lot, LLC, Property Owner  Request to continue occupying the premises as a principal use parking lot	843 N. Plankinton Av.
45	6th	33238 Special Use	Phillip Dixon, Sr., Lessee  Request to continue occupying the premises as a general retail establishment	333 E. Hadley St.
46	6th	33288 Special Use/ Dimensional Variance	St. James Community Mission Church, Property Owner  Request to continue occupying the premises as a religious assembly hall that does not meet the minimum required number of parking spaces (required 13 / proposed 0)	1831 W. Atkinson Av.
47	6th	33292 Special Use	Haji LLC, Lessee  Request to continue occupying the premises as a fast-food/carry-out restaurant	2860 N. Holton St.
48	6th	33293 Special Use	Iphra Wigley, Property Owner  Request to occupy the premises as a day care center for 30 children per shift infant - 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	3567 N. Martin L King Jr Dr.

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49	6th	33316 Special Use	Syronia Clark, Property Owner  Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant - 12 years of age, operating Monday - Sunday	1900 W. Chambers St.
50	6th	33336 Special Use	Career Youth Development, Inc., Property Owner  Request to continue occupying the premises as a social service facility	2601 N. Martin L King Jr Dr.
51	7th	33320 Special Use	Jomyka Burks, Lessee  Request to continue occupying the premises as a 24 hour day care center for 40 children per shift infant to 12 years of age, operating Monday - Sunday	4434 W. Capitol Dr.
52	7th	33349 Special Use	Alicia Sanders, Lessee  Request to increase the hours of operation from Monday - Friday 6:00 a.m. - 9:00 p.m. to Monday - Saturday 6:00 a.m. - 11:00 p.m., and to continue occupying the premises as a day care center for 50 children per shift infant - 12 years of age	4840 W. Fond Du Lac Av.
53	7th	33360 Special Use	Universal Peace in Christ Church, Inc., Property Owner  Request to continue occupying the premises as a religious assembly hall	3615 W. Fond Du Lac Av.
54	7th	33370 Special Use	Thomas Sanders, Property Owner  Request to occupy the premises as a hand car wash	3427 N. 35th St.

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**4:00 p.m. Public Hearings**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

55	8th	33252 Dimensional Variance	Javier Cabrera, Lessee  Request to allow a wall sign that exceeds the maximum allowed area (allowed 18 sq.ft. / proposed 216 sq.ft.)	2224 W. Lincoln Av.
56	9th	33357 Dimensional Variance	American Auto Wash LLC, Property Owner  Request to allow a freestanding sign that exceeds the maximum allowed height and the maximum allowed area	7334 W. Good Hope Rd.
57	9th	33330 Dimensional Variance	Riteway Bus Service Inc., Property Owner  Request to allow a temporary banner sign for more than the allowed display period (allowed 60 days / proposed >60 days)	6301 W. Mill Rd.
58	11th	33339 Special Use	Divine Covenant Church, Prospective Buyer  Request to occupy the premises as a religious assembly hall	9220 W. Howard Av.
59	12th	33327 Use Variance	Soraida Nunez, Property Owner  Request to occupy the premises as an assembly hall	1900 W. Grant St.
60	14th	33337 Dimensional Variance	Sarah Jonas, Property Owner  Request to raze the existing garage and construct a garage that does not meet the minimum required rear setback or side street setback	752 E. Homer St.

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**4:00 p.m. Public Hearings (Continued)**

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61	14th	33397 Special Use	U.S. Venture, Inc., Lessee  Request to occupy a portion of the premises as a hazardous materials storage facility	1626 S. Harbor Dr.
62	15th	33236 Special Use	Nevada Corporation dba McDonald's, Franchisee  Request to continue occupying the premises as a fast-food/carry-out restaurant with a drive-through facility (this is a new operator)	920 W. North Av.
63	15th	33318 Special Use	Gloria Diggs, Property Owner  Request to occupy the premises as a community living arrangement for 12 occupants	2403 N. Sherman Bl.

**5:00 p.m. Public Hearings**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.  
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

64	15th	33325 Special Use	M&R Automotive, Property Owner  Request to add motor vehicle sales to the Board approved outdoor salvage operation	3015 W. Center St.
65	1st	33116 Special Use	D'Quince Crowell, Lessee  Request to occupy the premises as a ground transportation service and an outdoor storage facility	4912 W. Villard Av.
66	1st	33287 Dimensional Variance	Wisconsin Electric Power Co. dba WE Energies, Property Owner  Request to erect a barbed wire fence that does not meet the required setback from the street lot line or the minimum required landscaping	1955 W. Cornell St.

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<b><u>5:00 p.m. Public Hearings (Continued)</u></b>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
67	2nd	33065 Special Use	HeavensGate Int'l Churches, Lessee  Request to occupy a portion of the premises as a religious assembly hall	5401 N. 76th St.
68	2nd	33257 Special Use	Praise Temple, Inc., Property Owner  Request to occupy a portion of the premises as an adult day care center	6103 W. Capitol Dr.
69	2nd	33270 Special Use	Katherine Zaid, Property Owner  Request to add a motor vehicle repair facility to the existing nonconforming sales facility	4270 N. 76th St.
70	2nd	33274 Special Use	Thomas Smith, Lessee  Request to occupy a portion of the premises as an adult day care center for 50 clients operating Monday - Friday 8:00 a.m. - 3:00 p.m	6623 W. Mill Rd.
71	2nd	33323 Use Variance	Pan African Community Association, Lessee  Request to occupy a portion of the premises as a social service facility	4063 N. 64th St.
72	3rd	33345 Dimensional Variance	Mark Tenorio, Property Owner  Request to construct a garage that exceeds the maximum allowed sidewall height (maximum 10 ft. / proposed 15.5 ft.)	1728 N. Franklin Pl.

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**6:00 p.m. Public Hearings**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

73	4th	33272 Special Use/ Dimensional Variance	Border Patrol of Wisconsin, Inc., Property Owner  Request to raze the existing structure and rebuild a fast-food/carry-out restaurant that exceeds the maximum allowed number of parking spaces (allowed 11 / proposed 25), and to install a sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 20 ft.) and the maximum allowed area (allowed 20 sq.ft. / proposed 60 sq.ft.)	2210 W. Wisconsin Av.
74	4th	33286 Dimensional Variance	Wisconsin Electric Power Co. dba WE Energies, Property Owner  Request to erect a barbed wire fence that does not meet the required setback from the street lot line or the minimum required landscaping	2701 W. St Paul Av.
75	4th	33332 Dimensional Variance	Who's Milwaukee, LLC, Lessee  Request to allow a wall sign that exceeds the maximum allowed area (allowed 50 sq.ft. / proposed 256 sq.ft.)	1007 N. Old World Third St.
76	5th	33053 Special Use	Marian Charities, Inc., Property Owner  Request to occupy the premises as an assembly hall	3707 N. 92nd St.
77	5th	33338 Use Variance	Keesha Tatum, Lessee  Request to increase the hours of operation from Monday - Friday 7:00 a.m. - 10:00 p.m. and Saturday 7:00 a.m. - 5:00 p.m. to Monday - Friday 6:00 a.m. - 11:30 p.m. and Saturday - Sunday 6:00 a.m. - 6:00 p.m., and to continue occupying the premises as a day care center for 17 children per shift infant - 12 years of age	10527 W. Appleton Av.

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**6:00 p.m. Public Hearings (Continued)**

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

78	6th	33278 Special Use	C&C Child Development Center, Lessee  Request to increase the number of children from 34 to 50 per shift for the Board approved day care center for children infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m	413 E. North Av.
79	6th	33333 Special Use/ Use Variance	Haba Ismail, Lessee  Request to occupy a portion of the premises as a second-hand sales facility and a cash-for-gold business	2011 W. Capitol Dr.
80	6th	33356 Special Use	Lakefront Brewery, Inc., Prospective Buyer  Request to construct a building and to occupy the premises as a heavy manufacturing facility	1890 N. Commerce St.
81	6th	33359 Special Use	Lakefront Brewery, Inc., Property Owner  Request to continue occupying the premises as a heavy manufacturing facility	1872 N. Commerce St.

**7:00 p.m. Public Hearings (Contested)**

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

82	4th	33096 Dimensional Variance	Thomas Pascal, Property Owner  Request to occupy the premises as a multi-family dwelling that does not meet the minimum dwelling area per unit (required 1,800 sq.ft. / proposed 1,125 sq.ft.)	2451 W. Mc Kinley Av.
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